LAND AT NORTHFLEET EMBANKMENT WEST

Northfleet, Kent DA11 9HD

Key Highlights

- Freehold with vacant possession
- Available as a whole or in two lots with Lot 1 comprising the residential parcel and Lot 2 comprising the commercial elements
- Outline Planning Permission for mixed use development including up to 532 homes
- Adjacent to the Grove Road Regeneration Area.
- River Thames frontage
- Ebbsfleet International Station within 1 mile (St. Pancras 19 minutes)
- About 30.47 hectares (75.29 acres) in total

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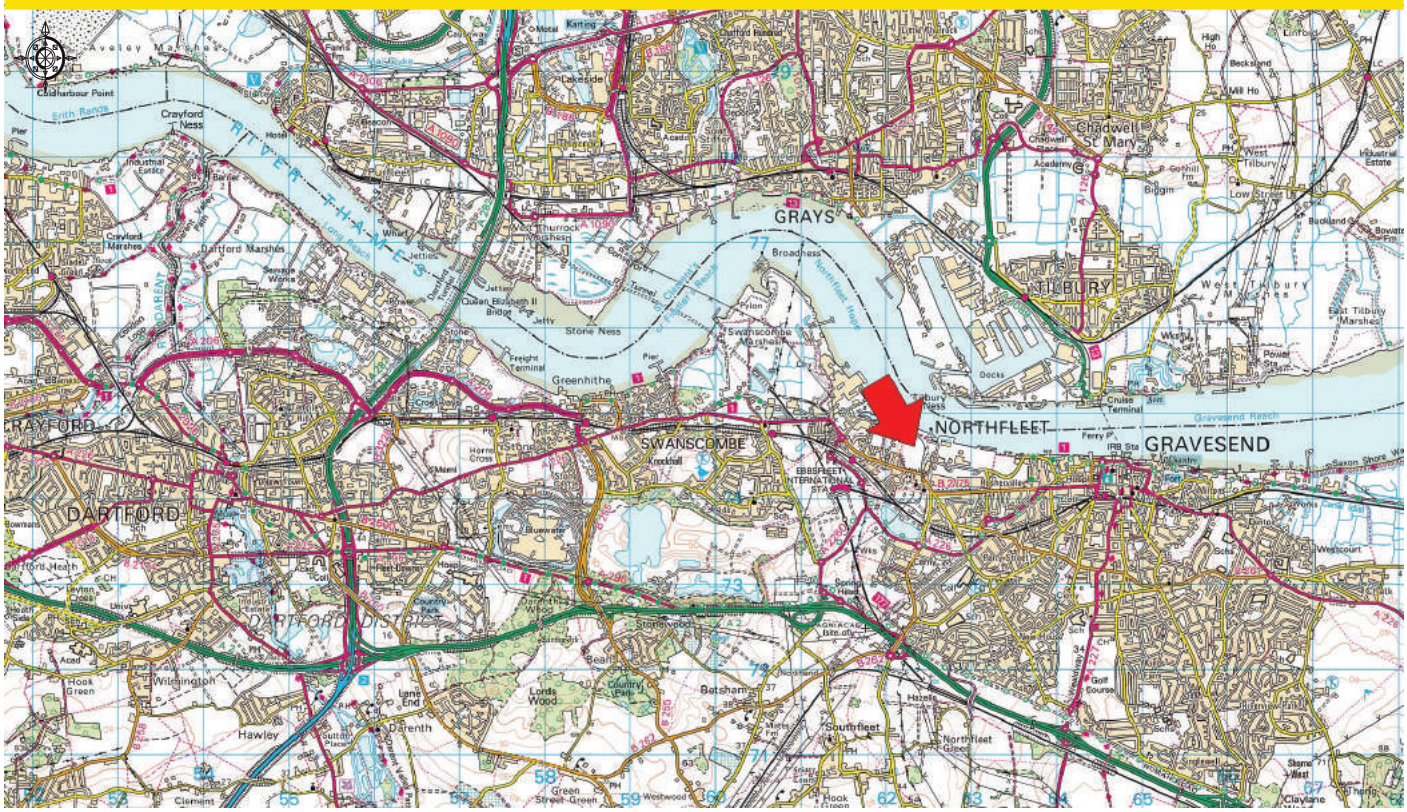

Location

The site is located in Northfleet in the Gravesham Borough of Kent on the southern bank of the River Thames. Swanscombe is located to the west and Gravesend to the east. The site has river frontage to the north and connects to Northfleet High Street to the south.

Road links are good with the A2 located a short distance to the south which in turn connects to Junction 2 of the M25 approximately 6 miles to the west and Junction 1 of the M2 approximately 6 miles to the east.

Rail connections to London are excellent. Ebbsfleet International station is approximately 1 mile to the south which provides a high speed link to London St Pancras within 19 minutes, and Eurostar services to Europe.

There are also local direct train services available from Northfleet to London Charing Cross and London St Pancras within 56 minutes and 48 minutes respectively.

Local Authority

Gravesham Borough Council – Civic Centre, Windmill Street, Gravesend DA12 1AU

Description

The site extends to around 30.47 hectares (75.29 acres) and comprises a former cement works and chalk quarry. It is comprised of three main parts, set to the north and south of the B2175 with inter-connecting tunnels providing access between the parcels.

The land to the north was formerly the cement works, the majority of which has now been cleared and is surfaced with a mix of concrete and crushed hard standing. All of the former buildings on site have been demolished and cleared.

There are chalk cliffs to the southern edge of the northern parcel and as such this part sits below the B2175 having been excavated at some point prior to being a cement works. Access to the site is provided from the A226 (Thames Way) with additional access also possible from Grove Road to the north west.

We understand that both parcels of land to the south of the B2175 known as Church Path Pit and Vineyard Pit were formerly part of the cement works, until commercial operations ceased. There are no buildings on site and they currently comprise undeveloped scrubland. These two parts of the site are connected to the northern part via tunnels through the chalk cliff, set beneath the B2175.

To the north west of the former cement works is a small redundant industrial yard and a car park, part of which is also included within the ownership.

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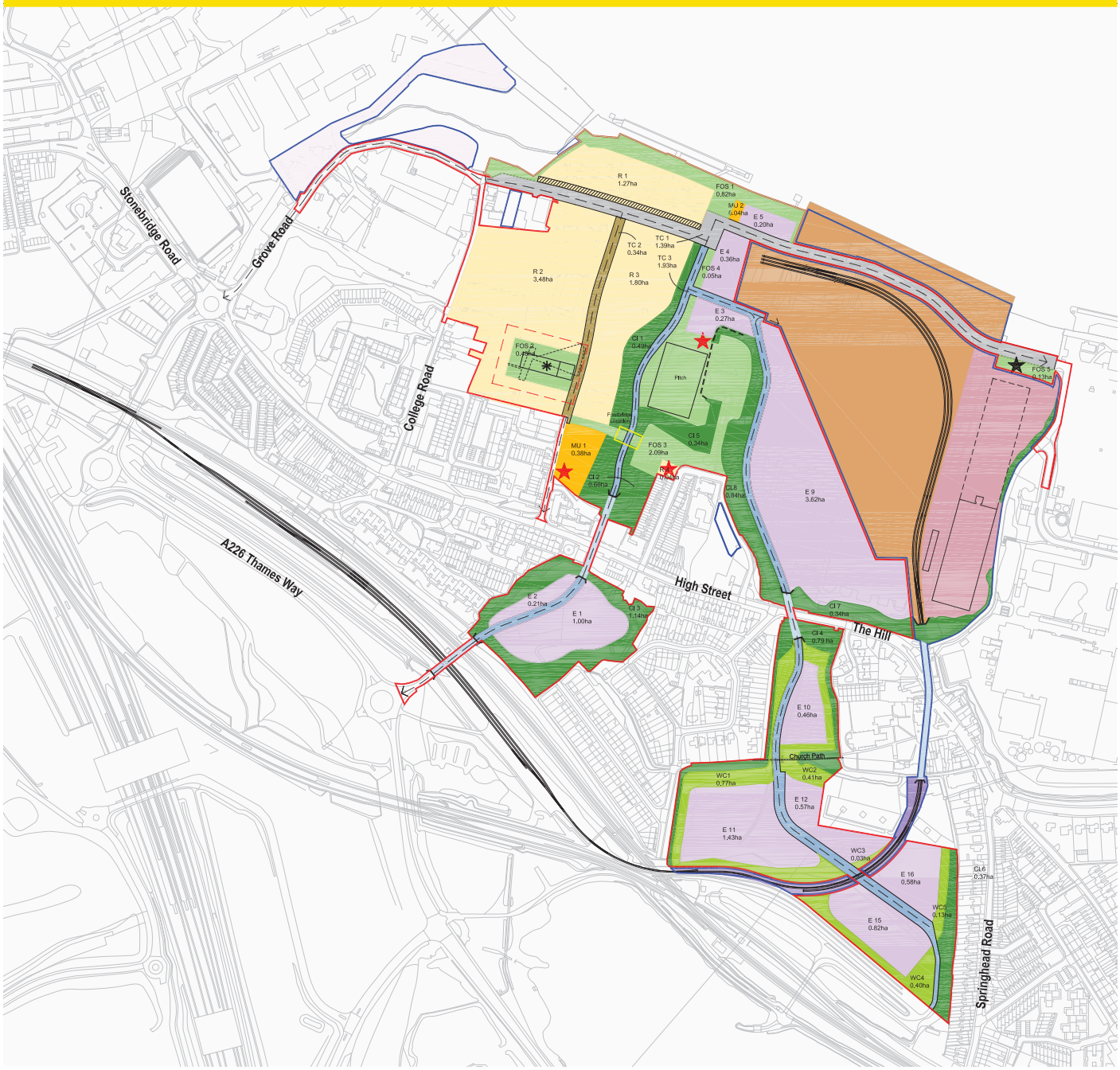

Planning and Proposed Development

Outline Planning Permission was granted by Gravesham under reference 2009/0238 for a mixed development comprising up to 532 homes (C3), 46,000 sq m employment floor space (B1/B2/B3), 850 sq m retail/café/takeaway floor space (A1/A2/A3/A5), up to 1,000 sq m clinic/health centre (D1), 500 sq m of riverside pub or food and drink uses (A3/A4) and associated car parking landscaping and public open space.

Whilst the scheme is designed to be implemented as a single development the layout and access arrangements would also lend it to be divided into two parcels.

One parcel would comprise the residential element (Lot 1) while the second parcel would comprise the commercial parts (Lot 2). We include an illustrative 'Masterplan' which shows the residential part in yellow, the commercial parts in purple and the public open space in green. Remediation of the site will be required in order to facilitate the development and further details of this are provided in the data room. Please kindly note the liabilities relevant to each 'Lot' as these do not directly follow the parcel boundaries.

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Tenure

The Property is being sold freehold and with the benefit of vacant possession. The Property is registered at the Land Registry under title numbers TT40221, K921868, K916394, K922235, K829153, K506462, TT8047, K63713 and TT11837

Services

We understand that all mains services are available close to the site. Further utilities information is available on the data site.

Other Information

In addition to the land included within the masterplan development boundary, some additional parcels are also included within the sale. These comprise part of the small industrial yard set off Grove Road to the north western boundary, scrubland set to the south of the railway line running parallel to A226 and two further small parcels set adjacent to the main site.

Method of Sale

The Property is offered for sale by informal tender as a whole or in two lots. The deadline for offers will be 12 noon on Friday 21st September 2018. Further details regarding bid procedure are set out within the data site.

VAT

We understand that parts of the property have been elected in respect of VAT. Please see the Data Room for further details.

Further Information/Viewing

Access details to the Data Room for the property are available upon request.

Site visits will be arranged on specific dates due to ongoing operational activity. These will be fairly restricted and therefore we would ask interested parties to make their best efforts to view the site from the various public footpaths (although these must be strictly adhered to). The dates for these viewing days will be notified within the data site.

It should be noted that any unauthorised access to the site will be denied and may result in exclusion from the bidding process.

Contact

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